



OUR LIBERTY AND HAPPINESS AS A NATION ARE IN OUR OWN KEEPING, IF THEY ARE EVER SACRIFICED IT WILL BE ON THE ALTAR OF PARTY SPIRIT, AT THE INSTANCE OF DESIGNING AMBITION AND BY OUR OWN HANDS.

VOL. I.

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LAWS OF MICHIGAN
Passed at the annual session of 1844
No. 40.

**AN ACT to provide for the fore-
closure of mortgages;**

Section 1. Be it enacted by the Senate
and House of Representatives of the State
of Michigan, That every mortgage of
real estate, containing therein a power
of sale, upon default being made in any
condition of such mortgage, may be fore-
closed by advertisement, in the case and
manner hereinafter specified: Provided,
that in all cases of mortgages executed
since the thirtieth day of April, in the
year 1841, the premises mortgaged shall
be appraised and set off in accordance
with the statutes in force at the time of
their execution, unless otherwise provided
for in said mortgage.

Section 2nd.
To entitle any party to give in a notice
as hereinafter prescribed, and to make
such foreclosures, it shall be requisite—
First: That default in condition of such
mortgage shall have occurred, by which
the power of sale become operative; and,
Second: That no suit or proceeding shall
have been instituted at law or in chancery,
to recover the debt then remaining re-
secured by such mortgage, or any part
thereof; or if any suit or proceeding has
been instituted, that the same has been
discontinued, or that any execution upon
the judgment rendered thereon, has been
returned unsatisfied in whole or in part.

Section 3. That notice that such mor-
tgage will be foreclosed, and the mortgaged
premises or some part of them sold, shall
be given by publishing the same for twelve
successive weeks, once in each week, in
a newspaper published in the county in
which such premises, to be sold, or some
part of them are situated; and if no news-
paper be printed in such county, then
such notices shall be published in some
newspaper published at the seat of gov-
ernment of this state.

Section 4. The sale shall be at public ven-
ue, between the hours of nine o'clock
in the morning and the setting of the sun,
at the place of holding the Circuit Court
within the County in which the premises
to be sold are situated; and the same shall
be made by the person appointed for the
purpose in the mortgage, or by the sheriff,
if under sheriff, or the deputy sheriff,
of said County, to the highest bidder
therefor; and said sale may be postponed
from time to time, by inserting a notice
thereof in the paper in which the original
notice appeared, as soon as practicable,
which shall be continued to the day of
sale, at the expense of the party request-
ing such postponement.

Section 5. When any real estate offered
for sale by virtue of the provisions of
this act, shall consist of several distinct
lots, tracts or parcels, such lots, tracts or
parcels shall be separately exposed for
sale; and no more of any real estate
shall be exposed for sale, than shall ap-
pear to be necessary to satisfy the mor-
tgage; and in cases where a mortgage
is given payable in instalments, and the
land mortgaged consists of a single right
acre lot or farm, and it becomes necessary
to sell for an installment other than the
last, parts or portion of lots or farm may
be sold in a farm as nearly square as prac-
ticable, in or as near as may be, the North
east corner of the track of which it is a
part.

Section 6. That the officer or person
making the sale, shall, forthwith, make
an execute to the purchaser, a deed of
the premises sold, specifying therein, as
the consideration of such deed, the pro-
mise amount for which the premises were
sold, and he shall endorse thereon the
time when the same shall become opera-
tive in law, and subscribe his name there-
to, and deposit the same with the register
of deeds of the proper county; and un-
less the premises shall be redeemed with-
in two years, then said register shall de-
liver said deeds to the purchaser; and
such deed for the expiration of the time
to redeem, shall vest in the grantee in
such deed, his heirs or assigns, all the
right, title and interest which the mor-
tgor had at the time of the mortgage, or
at any time thereafter; but if said mor-
tgor, his heirs, executors, administrators
or any person lawfully claiming from or
under him or them, shall, within the time
aforesaid, redeem the said premises, by
paying to the purchaser, or to his exec-
utors, administrators or assigns, or to the
register of deeds where such deed is de-
posited, for the benefit of such purchaser,

the sum which was bid on such real es-
tate, together with the interest on that
sum from the time of the sale, at the rate
of seven per cent per annum, then the
said deed shall be destroyed by the re-
gister aforesaid, and the register shall
also enter in the book of mortgages, on
the page where the said mortgage is re-
corded, a memorandum that said mor-
tgage is satisfied and paid, in whole or in
part, as the case may be.

Section 7. Any party desiring to perpet-
uate the evidence of any sale, pursuant
to the provisions of this act, may procure
the following affidavits: First. An af-
fidavit stating the publishing of the notice
of sale in a newspaper, to be made by the
printer of such newspaper or some person
in his employ knowing the facts, and
Second: An affidavit stating the circum-
stances respecting the sale of the pre-
mises, to be made by the person who acted
as auctioneer at the sale.

Section 8. The said affidavits shall be
taken before a judge of a court of record,
or master in chancery, notary public, or
justice of the peace of the county in which
the premises are situated, and shall be
recorded in the book of mortgages in the
registry of deeds of said county, and the
affidavits so recorded, or copies thereof
certified by the register in whose office
the same shall have been recorded, shall
be received as presumptive evidence of
the facts therein contained.

Section 9. If after the sale of any real es-
tate made as herein prescribed, there
shall remain in the hands of the register,
any surplus money paid to him by the
person making the sale after satisfying the
mortgage on which such real estate was
sold, the same shall be paid the mort-
gagor his legal representatives or assigns on
demand.

Section 10. The fees and charges allow-
ed by law for closing any mortgage shall
in all cases, be added to the amount due on
the mortgage, and be considered as a part
thereof in the sale of the mortgaged pre-
mises, and also in the redemption there-
of.

Section 11. In case of the death of any
person to whom a deed may be made un-
der the provisions of this act, before the
expiration of the time to redeem, the said
deed shall be delivered to his heirs, ex-
ecutors, administrators or assigns, and
shall have the same operation and effect
as though delivered to the purchaser in
the life time of the grantee in such deed
named.

Section 12. All acts or parts of acts in-
consistent with this act, be and the same
are hereby repealed; but this act shall
not be construed to affect any proceedings
commenced or had under or by virtue of
any acts or parts of acts repealed by this
act.

Approved March 9, 1844.

**Loco Focoism Becoming Obsolete—
The Party Falling to Pieces:**

Just as we expected, the impure spirits
are fleeing from before the rising sun.
The Harisburg Argus is one of the largest
and ablest locofoco papers in Pennsylv-
ania, but it is compelled to hold the fol-
lowing language.

"The party is going to pieces. Its en-
ergies are being destroyed. Despair has
taken hold of the stoutest hearts. All is
lost, gone, not for this year, or for the next
four, but for a quarter of a century, un-
less Van Buren is immediately withdrawn.
There must be no delay in this matter.
The army is disbanding, and we must have
a new commander at once, or we can
make no fight.—With Mr Van Buren, a
field darker—far more disastrous than
that of '40 is before us."

That's the talk, Mr. Argus. But
the warning comes too late—Van is
bent on rule or ruin. He can never for-
give this Republic for its conduct in 1840.
He feels desperate!

The scenes of that year are continually
haunting his imagination. Rather
than be thrust into the back ground,
he would see his party again defeated.
Samson like he is willing to fall amidst
the shattered ruins of the temple.—
Adrian Expositor.

A SISTER'S LOVE.—Beautiful as true,
and true as beautiful. If there be a
heaven on earth anywhere, it is in the
bosom of a female where love resides.
If there be a hell on earth, it is where un-
der circumstances, hate is formed. In
the concord of sweet sound, of harmonious
voices, there are irresistible charms.
They subdue the feelings and create a
heaven in the soul; but what concord
like that of family love?—What concord
so sweet and heavenly as that of affec-
tions? As a jar in music grates harshly
on the ear, so where the spirit of unkindness
has once entered the sacred family circle,
adieu to love, it can have no place there.

Banish me from the spot I pray you,
where Discord "her eyes on fire," her
orn dilated, her countenance red and fu-
rious, be not that place my home!

For the Ypsilanti Sentinel.

Mr. Editor:—I have for many years
been an observer of many of the pecu-
liarities of our Republican Government.—
Having taken little or no part in matters
of a political character, that is, so far as
the uniting myself or my influence with
either of the political parties of the day
is concerned, I may have formed a
more unbiased opinion of some of its char-
acteristics than one whose career has
been identified as an active politician.

Our government has, so far, been a
subject of deep and abiding interest to
all other governments throughout the civ-
ilized world. Its dissolution has long
since been looked for by the governments
of the old world and spoken of and specu-
lated upon in theory as a chimerical ex-
periment.

Man has been regarded as being by na-
ture too depraved, too sordid, too selfish
and too devoid of Patriotism voluntarily
to make the personal sacrifice necessary
to sustain such a government. Great and
learned men of all ages have not been
wanting to sustain the theory that all men
are not born free and equal, and that the
God of nature has in all ages raised up
Rulers to whom the multitude are sub-
servient and the natural subjects, and that
there is not virtue enough in mankind in
the aggregate to exercise the great and
important duty of choosing their own ru-
lers, or to organize and sustain a Repub-
lican government. This proposition since
the establishment of our Republic has met
with almost universal disapprobation
among its citizens. All have united in
shouting forth to the world "our govern-
ment has been weighed in the balance and
has not been found wanting." We have
outrode all the storms of political excite-
ment, and I fear many are beginning to
be lulled into a sort of false security, trust-
ing their fate and the fate of this repub-
lic to the conclusion that the experiment
has been fairly tried and the question set-
tled, that a Republican Government will
answer the purpose, and we are now
safe. To such I would say, forget not
that "eternal vigilance is the price of lib-
erty," and it is that vigilance alone, di-
rected by an honest and enlightened patri-
otism, that has and will sustain a republican
Government.

Be assured there is a class of men in
all governments who will not be at ease,
and no sooner have the honest and up-
right citizens relaxed their regard for the
great principles of equal rights, than a
horde of political gamblers stalk abroad
with impunity and begin their clamor for
office and place: soon as the eagle eyes of
the true and honest hearted patriots are
turned from public to private employment
these men usurp their place, and organ-
ize themselves into political parties.—
These too are generally men devoid of all
principle, honor and integrity—men who
have no laudable business or occupation
and no inclination to pursue it if they had.

When this state of things comes to ex-
tremity, woe unto the people where it lifts
aloft its scale. Disorder, anarchy and
confusion is already hovering over them.
When once this class of men are securely
installed into the principal offices, who
shall say they are equal to the task of
displacing them? If, in the language of
Jefferson, such men are sored upon the
body politic, then indeed, has our politi-
cal fabric nearly become one general
mass of putrefaction.

Does the right class of men hold the
political influence in our State? This
question is worthy of examination.

MEDIUM.

A travelling mesmerizer having
said he was ready to answer any question
that might be asked him, a wag desired
to know how much it cost per week to
"paster" Nebuchadnezzar during the time
he was out to grass.

CONNECTICUT ELECTION.—The house
of Representatives, it appears, will stand
104 Whigs, to 83 Locofocos—21 major-
ity. The whig majority on joint ballot will
be 30.

IRELAND AND THE STATE TRIALS.

Correspondent of the N. Y. Tribune.

Dear Sirs—Ill health has preven-
ted my attending the State Trials or
seeing much of this renowned City.—I

have observed enough, to prove to me that
Dublin is a very elegant but not prosper-
ous place, the shipping is confined almost
to coal vessels, and quays which should
be musical with the hum of commerce
are deserted. Dublin is by far the hand-
somest City I have as yet visited in the
Old World. Many of the Houses are
superb—the streets are long and spa-
cious, and the public buildings are truly
magnificent. The Irish Patriot Bren-
nan accompanied me in a walk to most of
the Architectural lions—such as the cas-
tle—the University—the Courts, and the
St. Patrick's Cathedral, which formerly
belonged to the Catholics, but is now in
the possession of Protestants. This Ca-
thedral is a structure, which, before the
hand of spoliation defaced its altars and
reformed its embellishments, must have
been superb. The banners of the Order
of St. Patrick still wave from the walls
and the ancient helmets of the Knights
ornament the aisles. This old Cathedral
is in the Deanery immortalized by the ec-
centric Swift of whom many local anec-
dotes are still related by the people of
Dublin. In the building there is a very
fine bust of Curran. Much opposition
was made by the Chapter to its erection
in a Protestant "meeting house"—but
genius prevailed, and the immortal Or-
ator's features are preserved in one of
the stateliest piles of his beloved City.

It would delight you to see the mirth-
fulness of the Irish amid all their desola-
tion, especially after leaving the solemn,
drowsy faces of the English. If soul,
as some philosophers contend, consists in
fire, the Irish people have got in some man-
ner or other a more than fair proportion,
for they are undoubtedly the most fervid
and enthusiastic people in the world. As to
their hospitality—that is earth-renowned.
Why here, the gentleman from whom I
have taken rooms, treats me already more
like a son than a lodger.

I attended the meeting in the Conci-
liation Hall last Monday. The room, which
is very large, was crowded to excess—
a great many ladies being present, and
beautiful many of them were. The dis-
tinguished Smith O'Brien, a descendant
of Brian Borohme, was called to the
Chair amid enthusiastic cheers. The
Hon. M. P. is a large, well formed and
intellectual looking man, and filled his
post with much dignity. Maurice O'Con-
nel, a son of the Liberator, was present,
and supplied the place of his brother
John O'Connell. Maurice addressed the
Repealers in a happy and manly manner.
O'Neil, M.P. next arose, but had scarce-
ly opened his speech, when the whole au-
dience commenced swaying to and fro
like a convulsed ocean, and well it might,
for the Liberator, the Patriot, the glorious
O'Connell, was entering the hall. I can-
not, no one can describe the thrilling
cheers, and the sublime enthusiasm of
the audience. He has just left the court
for a moment to see his co-Repealers,
and this circumstance no doubt heighten-
ed the ardor of the people. Mr. O'Connell,
notwithstanding his age and trying serv-
ices, looks hearty; indeed he may live
twenty years yet to watch over Ireland
and annoy her enemies. His face is the
expression of good humor itself—his man-
ner in speaking was quiet and fatherlike
but sublime impressive. So firmly and
delightfully did he rivet my attention that
I thought, when he closed his remarks,
that he had not been speaking more than
six minutes—but a recurrence to the
watch proved that the Liberator was at
his feet more than twenty-five. His re-
marks were of a most pacific nature, en-
teigning the people to remember his ad-
vice. Some one has truly compared O'
Connell's oratory to an imperceptible for-
tress. The old Patriot retired amid the
same demonstrations of applause which
welcomed his appearance. O'Neil then
resumed his remarks. This gentleman
is a very pleasing speaker—rather more
polished than forcible. He may be cal-

led a beautiful declaimer (in the best sense
of the word) as contradistinguished from
an orator. He seemed very popular
with the Repealers. I left Maurice O'
Connell handing in money to the Treas-
ury.

The Repeal movement is one of peace,
and the determination visible on the brow
of every one; speaks volumes. You hear
no intemperate expressions—every one
seems to attend to his business—and qui-
et reigns over the whole city. The move-
ment of the government in excluding
Catholics from the panel is telling with
tremendous effect. One thing I hold to
be certain—Repeal must triumph. Nev-
er were a people more determined than
this people. I say this well knowing
the meaning and effect of such words.
Indeed the American Repealers should
not be idle. The Repeal treasury is sub-
ject to enormous drafts and the friends of
freedom over the water should do all in
their power to aid Ireland in the present
legal crisis—a bleeding land calls for as-
sistance.

Yours, truly, W. W.

Dublin February 2, 1844.

Dear Sirs—The council of the trav-
ersers are still addressing the Jury in the
Queen's Bench. O'Connell's great
speech is still to come, and I have been
informed that he has said that the exordi-
um of his address shall be read in Amer-
ica before he delivers the peroration. The
literature of our language, if nothing else,
will be benefited by these trials; for rare-
ly, if ever, in any Court, have so much
brilliant wit, mighty eloquence and forcible
logic been uttered as in the Dublin Queens
Bench during the last two weeks.

In Mr. Whiteside's masterly effort I
find the following exquisite passage.

"Because the poor fellows who com-
pose the Temperance Bands through the
country don't go to the public house now
at night, get drunk and break each other's
heads, as heretofore—because they don't
do that; but indulge in playing musical
instruments—why, it is said by the At-
torney General—it is distorted by a supple
understanding—it is twisted into a foul
and dark conspiracy!"

I am more and more made certain in
my own mind that Ireland, no matter how
these State prosecutions terminate, must
remain quiet. The Liberator, in a very
beautiful and forcible speech, at the last
meeting in Conciliation Hall, impressed
the absolute necessity of order, if the peo-
ple of their fine but ill-fated country wish-
ed Repeal and Freedom. His remarks
were responded to by the immense auditory
in a heart speaking manner. The Lib-
erator also recommended all Repealers
to adopt, as a mark, a peculiar button, to
be worn on the coat. "Let every Re-
pealer—let every friend to his native
land," cried he, "be known!" He re-
gretted the small amount of the rent com-
ing in; he understood that the Repeal-
ers throughout the Island were hoarding
up funds for the purpose of sending in
large amounts at the close of the trials.
This course he considered very foolish.
My word for it, the rent received in Con-
ciliation Hall next Monday will exceed
the last by hundreds of pounds.

The Attorney General disgraced him-
self and insulted "her Majesty," a few
days since, in the Queen's bench, by chal-
lenging Mr. Fitzgibbon, counsel of one of
the traversers. All parties unite in de-
nouncing his puerile and ungentelemanly
conduct. He will lose his place, if Peel
bends to public opinion. I had the pleas-
ure of dining the other day with the Rev.
Dennis Murphy, and half a dozen other
Catholic clergymen. The toasts and ad-
dresses were all about America. Oh!
that my friends in Gotham could see as I
see the gratitude of these noble sons of
Erin towards "the land of the FREE!"
America is absolutely idolized in Ireland;
her institutions—her sympathy towards
the struggling Emerald Isle—her reli-
gious tolerance—all command the deepest
veneration. I wish Mr. Sheel would get
out an edition of his fine poem, "Clonra-
here—it would be of service to Ireland,
and wreath his brow with transatlantic
laurels.

My rides through the country have
convinced me of Ireland's beauty and fer-
tility. No country in the whole world,
after America—has been so eminently
blessed in natural resources as this perse-
cuted land. Indeed America only ex-
cels it in extent. It surprises me hourly
to see the heart with which the poor here
bear up against wretchedness. They
sing and joke in their very misery. If
Repeal should not be granted, the conse-
quence would be terrible: no man could
describe the awful reaction. But I my-
self am as sanguine of the ultimate tri-
umph of Repeal as are the immediate
coadjutors of O'Connell—although the
Queen still opposes it. Her speech by
the way, you will find as commonplace
as all royal speeches are. Its brevity is
its only merit.

I find the Democratic spirit strongest
in Ireland than England—yet caste is
kept up with the same strictness. Forms
and Conventionalism often outlast the
spirit which created them. Until the
next linen, adieu. W. W.

From the N. Y. Standard.
CONGRESS.

The fifteenth week of Congress has
passed and, with the exception of the
bill to remit the fine of Gen. Jackson,
that is about all that has passed in the
Capitol since the members came togeth-
er. The party in power, however, have
brought forward some important measures
of a destructive tendency—which they
probably intend to act upon one of these
days, unless they should be deterred
by remonstrances from the people. But
as yet, the whole time of the House has
been spent in debating the subject of the
rules—abolition and anti-abolition—the
bill making appropriation for the support
of West Point Academy, the Rhode Is-
land and Dorr insurrection question, the bill
to regulate the election of electors of Presi-
dent and Vice President of the United
States, and some other subjects, brought
into the House as some of the above were,
merely to answer the purpose of pegs to
hang Bucombe's speeches upon.

The subject of the rules, or the right of
petition, has occupied more of the time of
the House in debate than any other, but
to what purpose? Several members from
the North, came out, calling themselves
Dextocrats, came out at first with hot
zeal in favor of the right of petition, and
even spoke against adopting the odious
21st rule: others of the same party vot-
ed against the adoption of that rule, but
contented themselves with giving a single
vote. All this was doubtless for effect,
the abolitionists of the North, East, and
West, were to be conciliated, hoaxed,
wheeled. Probably it was supposed that
the desired effect had been produced.

But now another subject was to be ac-
complished, securing the South; and
this could only be done by adopting the
rule against which they had de-
clared with such fervid eloquence and
indignant denunciation. But here was a
dilemma: the rule could be adopted only
by the votes of the very men who had
spoken so eloquently and voted so decid-
edly and honestly against it! What was
to be done? The Calhoun men of the
South said, the preservation of this rule,
and the passage of a bill, which we shall
mention presently, are the only conditions
upon which our support will be given to
the party. These are the price of our
adhesion to the nomination of the Balti-
more Convention. There was no alter-
native—the Calhoun men could not be
spared—the rule must be retained, even
at the expense of the consistency of a
few of the members, and even though it
should subject them to the charge of in-
sincerity, dishonesty, or double dealing,
of looking one way and rowing another,
of voting against their avowed opinions.
They had made speeches, however, and
given votes in favour of the right of peti-
tion: this, it was supposed, would answer
every purpose of the North; they might
now vote against the right of petition, by
which means the South would be concil-
iated and retained, the South having
their votes, and the North their speeches,
neither could complain.